**CARNEYS POINT TOWNSHIP SEWERAGE AUTHORITY**

**Regular Meeting Minutes**

**May 21, 2024**

The meeting was called to order by the Vice Chairman at 5:30 p.m. with the pledge of allegiance and stating the following: This meeting is being held in compliance with the Open Public Meeting Act. Advance notice of this meeting was given by way of the annual notice which was filed with the Carneys Point Township Clerk, forwarded to the South Jersey Times and was posted on the bulletin board in the lobby of the Carneys Point Township Municipal Building.

The pledge of allegiance was recited.

**Roll Call**

Present: Mr. Bomba, Mr. Basile, Mr. Newton

Via Phone or Internet: Dr. Racite

Absent: Mr. Brown

Others Present: Mr. Telsey, Mr. O’Donnell, Mr. Testa, Mr. Cooksey, Mrs. Willis,

Mrs. Zee, Mr Chapman (Project Mgr), Mr. Clint Allen, Archer & Griner

Others Via Phone or Internet:

Others Absent:

**Opening – Section 1**

1. Motion to accept all properly audited vouchers. Motion Mr. Newton, 2nd Mr. Basile.

RECORDED VOTE: Aye: Mr. Bomba, Mr. Basile, Mr. Newton, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

Dr. Racite had a question for Mr. Telsey’s invoice. Answered to satisfaction

1. Motion to accept Regular Session minutes from the April 16, 2024 Regular Meeting.

Motion Mr Newton, 2nd Mr. Basile.

RECORDED VOTE: Aye: Mr. Bomba, Mr. Basile, Mr. Newton, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

**Old Business – Section 2**

1. **Update - Deepwater Diner.**

Mr. Telsey informed the Board there were still a few items on the Engineers punch list which needed to be addressed as stipulated on the 3rd revised MOU and a promised Escrow payment of $15,000 was never received. Mr. DiNicola informed the Board his client would be attending the meeting and would be able to answer any questions. Update tabled until Mr. Multani arrived at 5:38 pm. Mr Telsey reiterated the agreed upon stipulations from the previous months Board meeting were not met, $15,000 escrow still has not been received, still missing signed and sealed as-built plans for pump station and forcemain. Verification from the County needed as well. Mr. Telsey advised the Board the shutdown/disconnect should go on as planned for Thursday,May 23, 2024. Discussion ensued. Mr. Multani addressed the Board. Motion to move forward with shutdown/disconnect on Thursday, 5/23/2024 due to breach of contract Dr. Racite, 2nd Mr. Basile. **Vote by Roll Call**.

RECORDED VOTE: Aye: Mr. Basile, Dr. Racite

Nay: Mr. Newton, Mr. Bomba

Abstain: None

MOTION LOST: 2-2-0

Mr. Bomba proposed a Motion to delay shutdown/disconnect for 2 weeks to allow for inspections to be completed, submittal of as-builts, verification from County of septic abandonment. Fines will still be imposed. Motion to delay shutdown/disconnect until June 4, 2024 Mr. Bomba, 2nd Mr. Newton. **Vote by Roll Call**

RECORDED VOTE: Aye: Mr. Bomba, Mr. Basile, Mr. Newton, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

1. **Resolution 2024-38** Resolution Approving Administrative Consent Order and copy of Administrative Consent Order from the DEP for the PG/CP shared service agreement to send excess wastewater to PGSA while CPTSA expands its existing facility. Mr. Telsey and Mr. O’Donnell informed the Board now awaiting the approval of the TWA permits. No discussion. **(CPSA 138)** Motion to approve Dr. Racite, 2nd Mr. Newton

RECORDED VOTE: Aye: Mr. Bomba, Mr. Basile, Mr. Newton, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

1. **FYI** - Sanitary Sewer Review No. 2 CP Land North Urban Renewal, LLC **(1044)**. Mr. O’Donnell informed the Board the applicant has met the technical requirements necessary for construction of the new sanitary sewer infrastructure and do not object to CPTSA granting approval for construction of the sanitary sewer improvements associated with the project.
2. **Resolution 2023-39** Resolution authorizing Sanitary Sewer Development and Contribution Agreement and the Sanitary Sewer Contribution Agreement for CP Land North **(CPSA 1044)**, CP Land South **(CPSA 1043)**, and RG Carneys Point **(CPSA 1030).** Mr Telseyinformedthe Board we would be acknowledging and authorizing the agreement between these three entities to construct the new sanitary sewer system off their sites at their expense. Mr. Clint Allen addressed the Board on behalf of the three entities on the developers agreement. Discussion ensued. Motion to approve Mr. Newton, 2nd Mr. Basile.

RECORDED VOTE: Aye: Mr. Bomba, Mr. Basile, Mr. Newton, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

1. **Resolution 2024-40** Resolution Establishing Performance Bond and Escrow Fee Amounts for CP Land North **(CPSA 1044)**. No discussion. Motion to approve Mr. Newton, 2nd Mr. Basile.

RECORDED VOTE: Aye: Mr. Bomba, Mr. Basile, Mr. Newton, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

1. **Resolution 2024-41** Resolution Acknowledging Amendment to the Lower Delaware Water Quality Management Plan and Salem County Wastewater Management Plan from the NJ Department of Environmental Protection **(CPSA 1044).** Mr. O’Donnell explained this acknowledges the development has now been brought into the Carneys Point sewer service area by the Board. Mr. Allen informed the Board they have received the approval letters and the publication of notice will be in the June 3rd edition of the NJ Register. The Chairman will then be able to sign off on the TWA permit application forms. Motion to approve Mr. Basile, 2nd Mr. Newton.

RECORDED VOTE: Aye: Mr. Bomba, Mr. Basile, Mr. Newton, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

**Correspondence – Section 3**

1. **FYI** – Letter of Adoption, Notice of Adoption, and Adoption Map from the State of New Jersey Department of Environmental Protection expanding the CPTSA Sewer Service Area including CP Land North **(CPSA 1044)** No comment or further discussion
2. **FYI** – Letter from State of New Jersey Department of Transportation informing CPTSA of **intent to approve application for Utility Opening on Rt 40, Permit O-40-S-54071-2024.** **(CPSA 1030)** Mr. O’Donnell explained we had to sign off that we approve the terms of the 3 developments previously mentioned. Mr. Allen reminded the Board the developer will pay all fees. Motion to sign Mr. Newton, 2nd Mr. Basile

RECORDED VOTE: Aye: Mr. Bomba, Mr. Basile, Mr. Newton, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

**New Business – Section 4**

1. **Resolution 2024-43** Resolution Authorizing Agreement with Developers and Execution of NJDOT Permit; and Agreement to sign NJ DOT Permit for Sanitary Sewer Force Main Construction to upgrade the McLane Pump Station for CP Land North **(CPSA 1044),** CP Land South **(CPSA 1043),** & RG Carneys Point **(CPSA 1030).** Mr.Telsey explained this is an agreement with the developers that we are willing to be the applicant but the developers will identify CPTSA and hold CPTSA harmless should any issues arise. The current agreement as it stands will need to be “tweaked” prior to signing. Motion to authorize Mr. Newton, 2nd Dr. Racite.

RECORDED VOTE: Aye: Mr. Bomba, Mr. Basile, Mr. Newton, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

1. Application for new Resident Sewer Service, new construction, David & Jeryl Goff 380-384 Highland Ave. Also, 31 N. Miller Ave, Russell Dodge and 361 Highland Ave, Ralph Corson are requesting to uncap closed lines. Motion to approve Dr. Racite, 2nd Mr. Basile

RECORDED VOTE: Aye: Mr. Bomba, Mr. Basile, Mr. Newton, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

**Reports**

1. **Mr. Telsey Section 5 –**No Report

1. **Mr. O’Donnell** **Section 6 –** Mr. O’Donnell reported the new Rules & Regulations update is nearing completion and should be presented to the Board at the next meeting, waiting for a few updates from the professionals.

Also reported on the Lafayette Pump Station project. Expecting contractor’s demo and restoration work to be completed end of next week and paving completed end of following week.

Reported on site visit to sewer treatment plant in Wolcott, Kansas with Pat Bomba and Mike Chapman. Impressed by lack of any odor.

Mr. Bomba asked for update on Georgetown Road. Residents are complaining. Mr O’Donnell reported concrete work should be imminent. Mr. Chapman reported Pierson had equipment on site.

1. **Mr. Cooksey Section 7 –** Mr. Cooksey reported the plant passed it’s Annual Proficiency Testing. Also reported there was a broken discharge pipe at the Game Creek pump station. Cost to repair with contractor JF Wilson will be $9,000

1. **Mrs. Zee Section 8 -** Revenue and Operating Expense results for April 2024 were:

Revenue: $346,878.35 Operating Expenses: $232,640.79

Informed Board the Cash Management report would now show the balance in the New

Jersey Cash Management Fund along with Fulton Bank and Ocean First.

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**Mrs. Willis** – **Resolution 2024-42** Resolution Authorizing Destruction of blank Bank Checks.

These are remaining checks from the 2 closed, compromised Fulton accounts.

Motion to approve Dr. Racite, 2nd Mr. Basile

RECORDED VOTE: Aye: Mr. Bomba, Mr. Basile, Mr. Newton, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

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1. **Mr. Testa Section 9–** Mr Testa reported **he was w**orking on 2022 Audit.

Also working on gathering required items to submit for the Lafayette Pump Station reimbursement to the I-Bank. Will need bills and hours back to 2018 from Sickels to download to I-Bank. The bond has been approved for temporary funds as of April 15 and funds can be drawn upon.

**Public Session Section- 10**

1. Motion to go into Public Session Mr. Basile, 2nd Mr. Newton

RECORDED VOTE: Aye: Mr. Bomba, Mr. Basile, Mr. Newton, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

No Public Attending, Motion to close Public Session Mr. Basile , 2nd Mr. Newton

RECORDED VOTE: Aye: Mr. Bomba, Mr. Basile, Mr. Newton, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

**Closed Session - Section 11 N/A**

**Other Business – Section 12**  **N/A**

1. Mr. Basile asked about the water situation in Pennsville and if we could have similar problems. We have NJ American Water, Pennsville has their own water department. Discussion ensued.
2. Dr. Racite asked about the decision on Deepwater Diner in 2 weeks following extension if nothing further has been done. Mr. Telsey stated Dr. Racite and Mr. Brown are on the approved committee and can go forward with the appropriate decision without coming back to the Board first if one is needed.

**Adjourn**

1. Motion to adjourn 6:58 PM.Motion Dr. Racite, 2nd Mr. Basile

RECORDED VOTE: Aye: Mr. Bomba, Mr. Basile, Mr. Newton, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0